

GLOSSARY

Accessory Dwelling Units (ADU):

Means any residential dwelling unit which provides complete independent living facilities on the same building site as a legal single-family residence, including permanent provisions for living, sleeping, cooking, eating, and sanitation, as defined in Government Code Section 65852.2(i)(4).

Area of Special Biological Significance (ASBS):

This is a State designated area, of which Trinidad Head Kelp Beds are one of the 34 areas so designated that are given special protections and additional water quality standards.

Arterial (street):

A major street carrying the traffic of local and collector streets to and from freeways and other major streets, with controlled intersections and generally providing direct access to properties.

Best Management Practices (BMPs)

Activities, practices, and procedures to prevent or reduce the discharge of pollutants directly or indirectly to the municipal storm drain system and waters of the United States. Best Management Practices include: treatment facilities to remove pollutants from stormwater; operating and maintenance procedures; facility management practices to control runoff, spillage or leaks of non-stormwater, waste disposal, and drainage from materials storage; erosion and sediment control practices; and the prohibition of specific activities, practices, and procedures and such other provisions as the City determines appropriate for the control of pollutants.

Bio-retention system

A type of stormwater treatment and runoff control that is based on low-impact development principles. Bio-retention systems slow down stormwater runoff to improve water quality by utilizing landscaping and soils to treat stormwater runoff by collecting it in shallow depressions and filtering and infiltrating it through a planting soil media. Bioswales, grass buffer strips and raingardens are all examples of bio-retention systems.

California Coastal Act or Coastal Act

The California Coastal Act of 1976, Division 20 of the Public Resources Code, as amended.

Caretaker Dwelling

A dwelling unit, with a kitchen, accessory to a single-family dwelling, visitor serving, commercial, or other use, occupied by an employee of the landowner, who manages or otherwise cares for the owner, or owner's premises.

CASQA

California Stormwater Quality Association

CEQA

California Environmental Quality Act.

Child Care Center

A Child Care Center (or Day Care Center) is usually located in a commercial building. Non-medical care and supervision is provided for infant to school age children in a group setting for periods of less than 24 hours.

City Service Area: The area where the City already provides water service, located along trunk lines running between the City and Luffenholtz Creek along Scenic Drive and Westhaven. The City can not provide new water hook-ups in the Service Area that is not within City Limits due to LAFCO regulations without annexation.

Class 1 (or I) Stream

A perennial, seasonal or intermittent stream in which fish are always or seasonally present onsite or habitat to sustain fish migration and spawning exists.

Class 2 (or II) Stream

A perennial, seasonal or intermittent stream or spring in which habitat for aquatic, non-fish vertebrates or aquatic benthic macro-invertebrates exist.

Class 3 (or III) Stream

An intermittent or ephemeral watercourse having a defined channel with a defined bank (slope break) and a width to depth ration of 5:1 or less showing evidence of annual scour and sediment transport.

Class 4 (or IV) Stream

Completely man-made watercourses such as roadside ditches, agricultural drainage ditches and canals.

Coastal-dependent Development

Means any development or use which requires a site on, or adjacent to, the sea to be able to function at all.

Coastal-related Development

Any use that is dependent on a coastal-dependent development or use.

Coastal Development Permit

Means a permit for any development within the coastal zone that is required pursuant to subdivision (a) of Section [30600](#).

Coastal Resources

Include, but are not limited to, public access opportunities, visitor and recreational facilities, water-oriented activities, marine resources, biological resources, environmentally sensitive habitat areas, agricultural lands, and archaeological or paleontological resources.

Coastal Zone:

Means that land and water area of the State of California from the Oregon border to the border of the Republic of Mexico, specified on the maps identified and set forth in Section 17 of that chapter of the Statutes of the 1975-76 Regular Session enacting this division, extending seaward to the state's outer limit of jurisdiction, including all offshore islands, and extending inland generally 1,000 yards from the mean high tide line of the sea. In significant coastal estuarine, habitat, and recreational areas it extends inland to the first major ridgeline paralleling the sea or five miles from the mean high tide line of the sea, whichever is less, and in developed urban areas the zone generally extends inland less than 1,000 yards.

Collector (street):

A street for traffic moving between arterial and local streets, generally providing direct access to properties.

Conservation

The management of natural resources to prevent waste, destruction, or neglect.

Critical Coastal Area

An area designated by a multi-agency, statewide committee based on certain criteria for an innovative program to foster collaboration among local stakeholders and government agencies, to better coordinate resources and focus efforts on coastal watersheds in critical need of protection from polluted runoff. The Kelp Beds at Trinidad Head CCA was designated because it is also an ASBS.

Critical Water Supply Area

A Critical Water Supply Area is defined in Section 3362 of the Humboldt County General Plan: Framework Plan as the specific area used by a municipality or community for its water supply system, which is so limited in area that it is susceptible to a potential risk of contamination from development activities.

Cultural Resources.

Cultural resources include, but are not limited to, any object, building, structure, site, district, area, or place that is culturally, historically, or archeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of Humboldt County. Sites, resources, or structures listed in federal, state, or local registration programs, or formally determined eligible for listing, or that meet the criteria for listing in the California Register of Historical Resources shall also be recognized as significant cultural (historical) resources. Cultural resources also include cultural places, as defined by California Public Resources Code Sections 5097.9 and 5097.993, including any Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine or any Native American historic, cultural, or sacred site that is listed or may be eligible for listing in the California Register of Historic Resources, including any historic or prehistoric ruins, any burial ground, and any archeological or historic site.

Cultural Resources Community.

The cultural resources community includes:

- a) Native American Tribes, defined as federally recognized and non recognized tribes and tribal organizations that have ancestral lands in Humboldt County that are on the contact list maintained by the Native American Heritage Commission; and, the appointed Tribal Historic Preservation Officers (THPOs) of such tribes.
- b) Applicable agencies and organizations, including the Native American Heritage Commission, the California State Office of Historic Preservation, the North Coastal Information Center, the Northwest Information Center, Humboldt County Public Works Department and the Planning and Building Divisions, and local historical societies and museums.
- c) Other interested parties who have requested in writing to be notified of such matters.

Density

Means the total number of square feet of developable area of a lot divided by the number of dwelling units located on the lot.

Design Review

The process whereby projects are reviewed for compliance with established design guidelines.

Development

Means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with [Section 66410 of the Government Code](#)), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the [Z'berg-Nejedly Forest Practice Act of 1973](#) (commencing with [Section 4511](#)).

As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

Dwelling, or Dwelling Unit

Means one room, or a suite of rooms in a building designed for, intended for, or used by one household or family, which household or family lives, sleeps and cooks therein and which unit has one kitchen or kitchenette.

Dwelling, Single-family

A freestanding building designed for and / or occupied exclusively by one household or family.

Environmentally Sensitive Habitat Area (ESHA):

Means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments [or as currently defined in Section 30107.5 of the Coastal Act](#).

Erosion

The process by which soil and rock are detached and moved by running water, wind, ice, and gravity.

Family Child Care Home

A Family Child Care Home must be in the licensee's own home. A Family Child Care Home reflects a home-like environment where non-medical care and supervision is provided for periods of less than 24 hours.

There are Small Family Child Care Homes and Large Family Child Care Homes:

- Small Family Child Care Homes provide care to no more than 8 children.
- Large Family Child Care Homes provide care to no more than 14 children.

Family

Means one or more persons living together as a single housekeeping unit.

Feasible:

Means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

Forest ~~Protection Practice~~ Act

Z'berg-Nejedly Forest Practice Act of 1973, Division 4, Chapter 8, Public Resources Code.

General Plan

A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

Government Code

Green Building Project

A project that is certifiably green by either the United States Green Building Council (LEED program) and/or Build it Green.

Habitat

The natural environment of a plant or animal.

Home Occupations

Means a use customarily conducted within a dwelling or accessory building by the inhabitants of the dwelling and which use is clearly incidental and secondary to the use of the premises for dwelling purposes and does not change the character or the dwelling or premises.

Household

Person or persons living in one dwelling unit.

Implementing actions

The ordinances, regulations, or programs which implement either the provisions of the certified local coastal program or the policies of the Coastal Act and which are submitted pursuant to Coastal Act Section 30502.

Kitchen/Kitchenette

Land Use Plan (LUP)

The relevant portions of a local government's general plan, or local coastal program which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions. (Coastal Act Section 30108.5)

LEED

Leadership in Energy and Environmental Design is an internationally recognized green building certification system, developed by the U.S. Green Building Council, providing third-party verification that a building or community was designed and built using strategies aimed at improving performance across the following metrics: energy savings, water efficiency, CO2 emissions reductions, improved indoor environmental quality and stewardship of resources and sensitivity to their impacts.

Local Agency Formation Commission (LAFCO): is one of several decision making government entities in California with the responsibility to decide boundary issues pertaining to city and county (non-incorporated) lands, including spheres of influence, and issues about the annexation of county lands into a city or special district. LAFCOs' current legal authority and mandate are defined by the Cortese-Knox-Hertzberg Local Government Act of 2000 (Government Code Section 56000 *et seq.*)

Local Coastal Plan (LCP)

The relevant portions of a local government's general plan, or local coastal program which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions. (Coastal Act Section 30108.5)

Local Street:

A street providing direct access to properties and designated to discourage through-traffic.

Low Impact Development (LID)

Small-scale integrated management practices designed to maintain a development site's natural hydrology by minimizing impervious surfaces and infiltrating stormwater close to its source

Major Vegetation Removal

Major vegetation removal shall be defined to include one or more of the following:

- a. Removal of one or more trees measuring 12 inches or more in diameter (38 inches in circumference) at 4.5 ft. above the ground.
- b. Removal of vegetation (brush and/or ground cover) covering an aggregate (continuous or not) of more than 500 sq. ft. in surface area (not including tree canopy).
- c. Removal of trees with a canopy area covering more than 6,000 sq. ft.
- d. Removal of woody vegetation within an ESAH (Director determination).
- e. Removal of woody vegetation on slopes over 15% or in areas mapped as being unstable or of questionable stability (Director determination).

(Nesting season: March 1 - August 15)

Minerals

Any naturally occurring chemical element or compound, or groups of elements and compounds, formed from inorganic processes and organic substances, including, but not limited to, coal, peat, and bituminous rock, but excluding geothermal resources, natural gas, and petroleum (Public Resources Code §2005). Gold, sand, gravel, clay, crushed stone, limestone, diatomite, salt, borate, potash, etc., are examples of minerals. Despite the statutory definition of "mineral," local governments may also want to consider geothermal, petroleum and natural gas resources along with their planning for minerals.

Mean high tide (mean high water, mean low water, etc.)

Mean High Water or Tide (MHW) is the average of all the high water heights observed over a period of several years. For example, in the U.S. this period spans 19 years and is referred to as the National Tidal Datum Epoch. The 19-year recording period is the nearest full year count to the 18.6 year cycle of the lunar node regression, which has an effect on tides.

Mean lower low water (MLLW) is the average height of the lowest tide recorded at a tide station each day during a 19-year recording period. MLLW is only a mean, so some tidal levels may be negative relative to MLLW.

Mean higher high water (MHHW) is the average height of the highest tide recorded at a tide station each day during the recording period. It is used, among other things, as a datum from which to measure the navigational clearance, or air draft, under bridges.

Ordinary High Water Mark (OHWM) is that line on the shore established by the fluctuation of water and indicated by physical characteristics such as clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris or other appropriate means that consider the characteristics of the surrounding areas. (33 CFR 328.3(e))

Nonconforming

A structure and / or land use which was lawfully established but which does not now conform with the land use, yard, height, or other requirements and conditions of the Trinidad Local Coastal Program.

Non-point Source (NPS) Pollution

A pollutant source introduced from dispersed points and lacking a single, identifiable origin. Examples include automobile emissions or stormwater runoff.

Non-Renewable Natural Resources

Inanimate resources that do not increase significantly with time and whose use diminishes the total stock (e.g., minerals, fossil fuels and fossil water).

Onsite Wastewater Treatment System (OWTS)

Open Space

Any parcel or area of land or water devoted or committed to an open-space use as defined in the General Plan.

Overlay Zone

A mapped zone that imposes a set of requirements in addition to those laid out by the underlying zoning regulations. Overlay zones typically address special features or conditions that may pertain to several districts, such as viewshed protection areas, creeks, and neighborhood preservation areas.

Parcel

A lot or tract of land.

Passive Recreational Use

Those recreational activities typically associated with coastal open space that generally are non-structured and require minimal or no developed facilities or improvements to land. Such activities include, but are not limited to, walking, biking, jogging, hiking, dog walking, bird watching, tide-pooling, beach combing, informal sports activities such as Frisbee or ball throwing and kite-flying, nature viewing, and picnicking. Passive recreation includes ancillary facilities necessary to support visitor access to the coastal open space, including but not limited to parking lots, interpretive signage, visitor kiosks, restrooms, etc. Passive recreation activities do not include activities such as: playgrounds, community gardens, ball-fields, skate parks, etc.

Planning Area: This is the region of influence for the City, both what influences the City and what the City influences. The General Plan includes policies that cover the Planning Area in coordination with Humboldt County.

Point Source

A source of pollutants which may be traced to a point of emissions.

Policy

A specific mandatory statement binding the City's action and establishing the standard of review to determine whether land use and development decisions, zoning changes or other City actions are consistent with the General Plan.

Pollutant

Anything which causes or contributes to pollution. Pollutants may include: paints, varnishes, and solvents; oil and other automotive fluids; non-hazardous liquid and solid wastes and yard wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects, articles, and accumulations, so that same may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure (including but not limited to sediments, slurries, and concrete rinsates); and noxious or offensive matter of any kind.

Pollution

The human-made or human-induced alteration of the quality of waters by waste to a degree which unreasonably affects, or has the potential to unreasonably affect, either the waters for beneficial uses or the facilities which serve these beneficial uses (California Water Code § 13050).

Priority Uses, Coastal Act

Uses that the Chapter 3 policies of the Coastal Act protect in favor of other competing uses without such priority status. Generally, these priority land uses include uses that by their nature must be located on the coast to function, such as ports and commercial fishing facilities, or uses that encourage the public's use of the coast, such as various kinds of visitor-serving facilities and coastal recreational and public access uses, uses that protect existing coastal resources such as wetlands and other sensitive habitat, and coastal agriculture.

Public Access Dedications

Offers to dedicate easements for public access to or along shorelines or designated trails may be required for any new development in accordance with §30212 of the Coastal Act.

Public Viewing Area

A location along existing scenic public roads and trails or within public parklands or beaches where there are scenic views of the beach and ocean, coastline, mountains, ridgelines, canyons and other unique natural features or areas.

Recreational access

Provides public access to coastal recreational resources through means other than those listed above, including but not limited to, parking facilities, viewing platforms, and blufftop parks.

Renewable Natural Resources

Resources that can be replaced by natural ecological cycles or sound management practices (e.g., forests and plants).

Riparian Corridor

A general term for lands running parallel to and along a creek or stream, which lands constitute the ecosystem and potentially environmentally sensitive habitat for animal and plant life of said creek or stream.

Riparian Habitat

Land and plants bordering a water course.

RWQCB

Regional Water Quality Control Board.

Sea

The Pacific Ocean and all harbors, bays, channels, estuaries, salt marshes, sloughs, and other areas subject to constant or periodic tidal action through any connection with the Pacific Ocean, excluding nonestuarine rivers, streams, tributaries, creeks, and flood control and drainage channels.

Sharrow

[A shared-lane marking placed in the travel lane to indicate where bicycles should travel. These are used in instances where a bicycle lane is impractical and vehicles and bicycles must share the same travel lane.](#)

Short Term Rental (STR)

[The rental of any dwelling, in whole or in part, within the City of Trinidad, to any person\(s\) for transient use, other than \(1\) a permitted bed and breakfast \(2\) ongoing month-to-month tenancy granted to the same renter for the same dwelling, \(3\) one less-than-30-day rental per year, or \(4\) a house exchange for which there is no payment.](#)

Smart Growth

[An approach to development that encourages a mix of building types and uses, diverse housing and transportation options, development within existing neighborhoods, and community engagement. Smart Growth is an urban planning and transportation theory that concentrates growth in compact walkable urban centers to avoid sprawl. It also advocates compact, transit-oriented, walkable, bicycle-friendly land use, including neighborhood schools, complete streets, and mixed use development with a range of housing choices.](#)

Specific Plan

A tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any General Plan element(s) or a portion thereof or for designating, in a comprehensive and detailed fashion, the City's or a developer's intentions with respect to a property's use and development. (Authorized and further defined in California Planning, Zoning, and Development Laws, Article 8., Sections 65450 through 65457.).

Sphere of Influence:

A term that is legislatively defined by LAFCO as “the probable ultimate physical boundaries and service area.” This means the area that the City will likely annex in the future. The City is required to show proof of its ability to provide services to this area through preparation of a Master Services Element

Spring

Any natural source of upwelling groundwater that is hydrologically connected via surface flow in years with above average rainfall to a Class 1, 2 or 3 stream.

State Water Quality Protection Area (SWQPA)

Section 36700 (f) of the PRC defines a state water quality protection area (SWQPA) as “a nonterrestrial marine or estuarine area designated to protect marine species or biological communities from an undesirable alteration in natural water quality, including, but not limited to, areas of special biological significance that have been designated by the State Water Resources Control Board through its water quality control planning process.”

Stormwater

Any surface water flow, runoff, or drainage which originates from precipitation (i.e., rainfall or snowmelt).

Stormwater BMP Handbooks

A set of four BMP handbooks (Construction, New Development and Redevelopment, Industrial and Commercial, Municipal) published by CASQA. These Handbooks reflect the current practices, standards and significant amount of knowledge that has been gained since the early 1990's about the effectiveness of BMPs. The most recent versions of the Handbooks can be accessed at the following website: <http://www.cabmphandbooks.com/>

Stream

A stream mapped by USGS on the 7.5 minute quadrangle series, or identified in a local coastal program. The bank of a stream shall be defined as the watershed and relatively permanent elevation or acclivity at the outer line of the stream channel which separates the bed from the adjacent upland, whether valley or hill, and serves to confine the water within the bed and to preserve the course of the stream. In areas where a stream has no discernable bank, the boundary shall be measured from the line closest to the stream where riparian vegetation is permanently established.

Subdivision

The division of a lot, tract, or parcel of land into two or more lots, tracts, parcels, or other divisions of land for sale, development, or lease.

Timber

Trees of any species maintained for eventual harvest for forest products purposes, whether planted or of natural growth, standing or down, on privately or publicly owned land, including Christmas trees, but does not mean nursery stock. (§51104(e)).

Timberland Production Zone

An area which has been zoned pursuant to §51112 or §51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses.

Trail access

Provides public access (i.e. hiking and equestrian) along a coastal or mountain recreational path, including to and along canyons, rivers, streams, wetlands, lagoons, freshwater marshes, significant habitat and open space areas or similar resource areas, and which also may link inland trails or recreational facilities to the shoreline.

Tsurai Study Area: An area of bluff below Edwards Street encompassing portions of seven parcels both publicly and privately owned that was specifically mapped and outlined in the 1978 General Plan on Plate 1B (Land Use Map)

12.5 Acres (Tsurai Study Area): An area similar to, but different from the Tsurai Study Area as mapped on Plate 1B of the 1978 General Plan. This area encompasses six parcels that are all publicly owned by the City and coincides with the 12.5 acres of property that was transferred to the City of Trinidad from the Coastal Conservancy and over which the Coastal Conservancy still holds an easement. This area runs further up Parker Creek than the Plate 1B Tsurai Study Area, but excludes two privately owned parcels that are within the Plate 1B Tsurai Study Area.

Tsurai Village Site: An area that is not specifically mapped due to its cultural sensitivity that refers to the main area where the Tsurai Village was located that included most of the homes.

Urban Limit Line

Also called an urban growth boundary (UGB), the urban limit line is a regulatory line drawn around a city, county, or metropolitan area, outside of which little or no development can occur within a given time frame, usually 20 to 30 years. In particular, the Coastal Act and regulations require different policies for urban and rural areas (e.g. §30241). There is an urban limit line mapped in the Trinidad Area Plan (County LCP), and the current line corresponds to the 'intensive growth area' mapped in the 1978 Trinidad General Plan.

Vacation Rental Unit (VDU)

~~A dwelling, or a portion of a dwelling, that is rented out on a short-term (less than 30 days) basis.~~

View

Views are limited to coastal views, including the Pacific Ocean, rocky coastline and islands, Trinidad Harbor, Trinidad Head and Little Trinidad Head. Private views are from the inside of a residence or an occupied commercial structure. (Use definition from views & veg ordinance)

View Corridor

A three-dimensional area extending out from a viewpoint as shown on Figure ##

Visually Degraded Area

Areas where coastal views have been compromised by development

Watershed

The total area above a given point on a watercourse that contributes water to the flow of the watercourse; the entire region drained by a watercourse.

Wetlands

- a. Lands within the Coastal Zone which may be covered periodically or permanently with shallow water and includes saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats and fens, or as currently defined by §30121 of the Coastal Act. The condition or quality of the wetland does not affect its regulatory status as a wetland.

- b. Wetland shall be defined as land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts of other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some (CCR §13577(b))

Coastal Commission

~~Land where the water table is at near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentration of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some during each year and their location within, or adjacent to vegetated wetland or deepwater habitats." (14 CCR 13577)~~

DFG / USFWS

~~Wetlands are lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports hydrophytes, (2) the substrate is predominantly undrained hydric soil; and (3) the substrate is non-soil and is saturated with water or covered by shallow water at some time during the growing season of each year. (Cowardin, 1979)~~

USAGE

~~The term "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. (33 CFR 328.3(b); 40 CFR 230.3(t))~~

Zoning Ordinance

Establishes regulations governing the use, placement, spacing, and size of buildings, open spaces, and other facilities.